

VICTORIAN HISTORY OF MOSTON



Title	Elton Hall Cottage (Pine Cottage)
Type	Cottage & Land
Date Produced	20 th Feb 2024
Internal Reference	E51P
1840 Owner	Lord Crewe
1840 Occupier	William Mason
Tithe Map Apportionments	277
1840 Area	1 Acre 1 Rood & 31 Perches



Pine Cottage 1987



Pine Cottage 2023



For the purpose of this report, I have called this property Elton Hall Cottage as that was the name given to it when it was sold off in 1915.

This name indicates that it would almost certainly have been a tied cottage to Elton Hall for an agricultural worker on the farm.

Over time, this property has been known by other names "Yew Tree Cottage", "Rose Cottage" and is currently known as "Pine Cottage"

In 1840 at the time of the tithe map, the property was occupied by William Mason and his family.

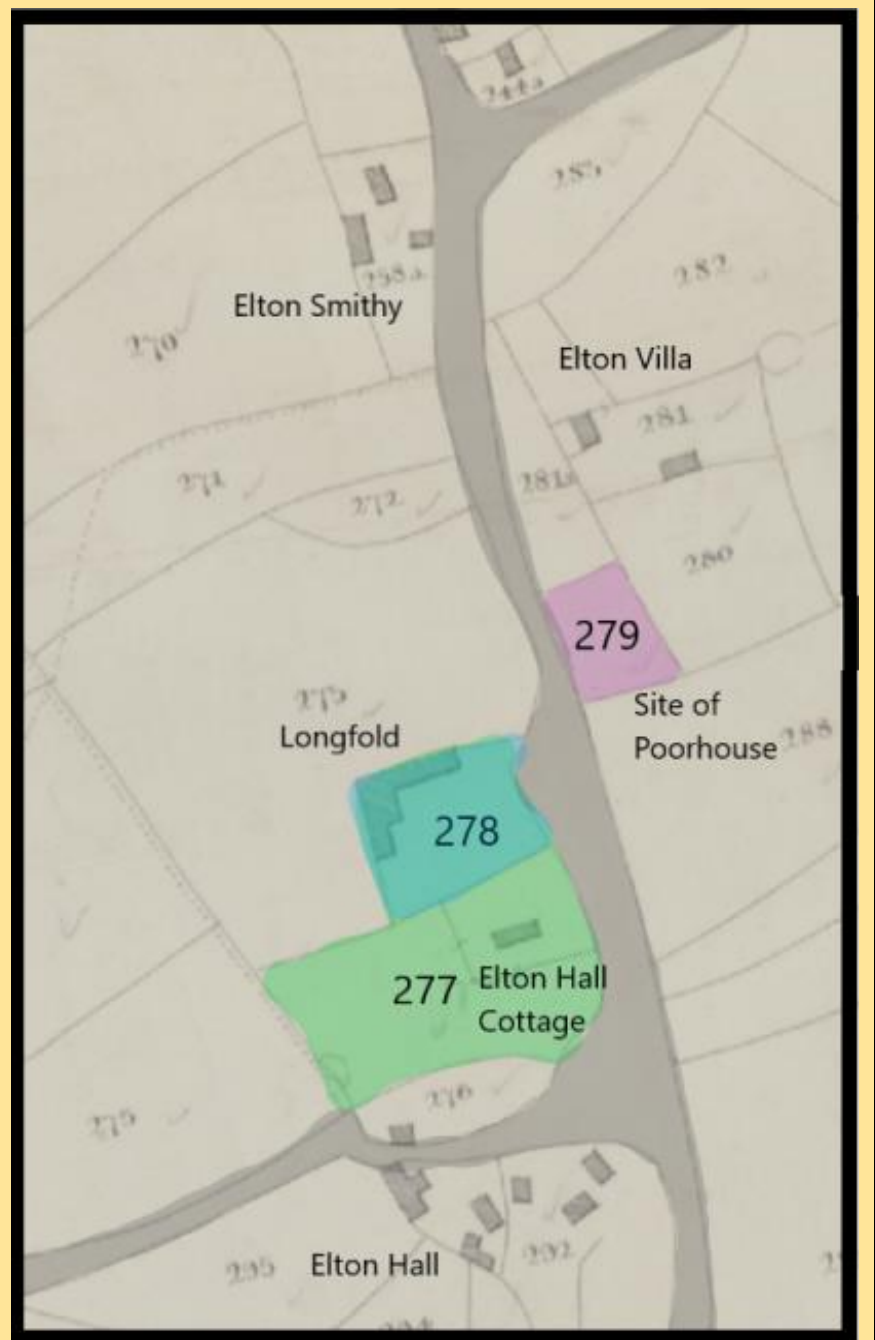
At that time, this area was heavily populated with 96 people living in the area shown on the map opposite.

At the time Elton Smithy was a Public House, The White Hart Inn and Kester Kettell the landlord would have had a busy time with the local trade.

William Pierpoint of Elton Villa was described as a shopkeeper in an 1843 newspaper (burglary) report.

The Elton poorhouse had been in the locality (Plot 279) but it seems to have been demolished by this time.

Next door, Longfold (Plot 278) was a tenement of many households, again providing labour to the local farms.



William Mason	32	26
Hannah do	32	
William do	10	
Isaac do	8	
Alfred do	6	
Ann do	4	
Emma do	2	
Edmund do	1	

National Archives 1841 census -Elton

William Mason can be seen on the 1841 census with his wife Hannah who he married in 1828, along with the first six of his children which eventually amounted to eleven.

William was recorded as an agricultural labourer and almost certainly in the employment of Ralph Kettell of Elton Hall Farm.

There are no records for William in the Crewe rental books confirming his occupation was on a sub-tenancy basis.

William (1808-1868) lived the rest of his life at the cottage though for some strange reason which I guess will never be resolved the family were named Bailey in the next two census returns. This could be down to enumerator error, William not wanting his proper name in the records or something else. There is no doubt though that this is the same family

Parish or Township of		Ecclesiastical District of		City or Borough of		Town of		Village of	
No. of Inhabitants	Name of Street, Place, or Road, and Name or No. of House	Name and Surname of each Person who abode in the house, on the Night of the 30th March, 1851	Relation to Head of Family	Condition	Age of		Rank, Profession, or Occupation	Where Born	
					Males	Females			
	102	William Bailey	Head	Mar	48		Farm Labourer	Cheshire	Elton
		Hannah do	Wife	Mar	48			do	Warrington
		Emma do	Daughter	Un	12			do	Elton
		Andrew do	Son	Un	10			do	do
		James do	Son	Un	4			do	do
		Liza do	Son	Un	5			do	do
		Mary Elizabeth do	Daughter	Un	2			do	do

National Archives 1851 Census

1861 England Census for William Bailey

Cheshire > Elton > Sandbach > District 17

House No.	Name	Relation	Condition	Age	Sex	Rank, Profession, or Occupation	Where Born
1	William Bailey	Head	Mar	51	M	Labourer	Elton
	Hannah Bailey	Wife	Mar	50	F	Labourers Wife	Warrington
	Elizabeth Bailey	Daughter	Un	11	F	Scholar	Elton
	David Bailey	Son	Un	7	M	Scholar	Elton

National Archives 1861 Census

In 1859, William was given an award from the Cheshire Agricultural Society as despite having eleven children (of which one was severely disabled) he never made a call on the parish for assistance and for this he was awarded £2. By this time he had been married for thirty years.

He was no doubt a very conscientious, hard working and proud man and received a similar award for the same reason the following year.

CHESHIRE AGRICULTURAL SOCIETY, 1859.

PREMIUMS AWARDED, together with the Names of the successful Competitors at the Annual Show, held at Sandbach, on Thursday, September 15th, 1859.

CLASS V.—LABOURERS IN HUSBANDRY OR THEIR WIDOWS.

To those who shall have maintained themselves and family, consisting of not less than four children, the greatest number of years, from the day of marriage, without parochial relief, illness excepted.

Premium 1—To the first, £5—Joseph Dodd, Warrington, 14 children. To the second, £3—Ralph Allcock, Warrington, 11 children. To the third, £2—William Mason, Elton, 11 children.

Chester Chronicle 17th September 1859

MARRIAGES solemnized in the Parish of _____ in the County of _____ in the Year 18 _____

_____ of this Parish
and _____ of this Parish

were married in this Church by _____ with Consent of _____ this _____ Day of _____ in the Year One thousand eight hundred and _____

By me _____ Curate

This Marriage was solemnized between us { _____
_____ her mark +

In the Presence of { _____
_____ her mark +

No. 151.

Warrington Parish Register 1828

William died in 1868 and perhaps surprisingly for an agricultural labourer, he actually wrote a will and the contents of this will tell us one or two additional facts about his life.

1. Accompanying the will was a signed declaration by the two witnesses, Thomas and Joseph Turner (Bricklayers of Ivy House, Elton Moss Bridge). This action confirming he was of sound mind and understood what he was doing was probably necessary because the will had been challenged.
2. Although a tenant of Lord Crewe, he actually owned two properties in Haslington.
3. After the usual life interest in the properties to his wife, the properties were to be used for the maintenance of his disabled daughter again demonstrating his refusal to rely on charity (and perhaps the reason for the challenge to the will)
4. At the time of writing the will in 1867 a year before he died, all eleven of his children were still alive, a most unusual position in Victorian England.

This also the use of all my household furniture and also the use of all my farming stock and if the rents arising from my two Cottages in Haslington should be not a sufficient living for my Wife I empower my under mentioned Executors to borrow money to allow her something out of the stock or value of my aforesaid Cottages At the death of my Wife if my daughter Mary Elizabeth who is insane should be alive then I will the rents or residue from my two Cottages for the maintenance of my poor insane daughter to be paid by my under mentioned Executors so long as she shall live at her death I will that my two Cottages be sold and the money divided among my other children namely George William, Alfred, Ambrose, Sarah, James, Ann, Emma and Levi and David

William Mason – Extract of will written 1867

After William died, the family continued to live at Elton Hall Cottage and one of William’s younger sons, James no doubt took over the work of his father whilst his widowed mother continued to care for her daughter. Mary, the disabled daughter died in 1889 and the next year, her mother died perhaps content in the fact that she would not be leaving the burden of her daughter’s care with anyone.

James himself only lived a few more years and with that, after 65 years, the tenure of the family at the cottage came to an end.

1871 England Census for Hannah Mason					
Cheshire > Elton > ALL > 18					
Hannah Mason	Head	W	63		Cheshire Warrington
James Mason	Son	Man	26	Farm Labourer	do Elton
Ellen Mason	Daughter	Man	28		do Newbold Astbury
Mary Elizabeth do	Daughter	Woman	21		do Elton
David do	Son	Man	14	Riddle, Market 11-10	do Elton

1881 England Census for Hannah Mason

Cheshire > Elton > ALL > District 18

Hannah Mason	Head	W	45	Annuland	do	Widgingham	Staffordshire
Elizabeth do	Wife	W	31		do	Elton	Staffordshire
James do	Son	M	26	Ag. Lab.	do	do	
William do	Son	M	38		do	Widgingham	
James do	Son	M	4	Scholar	do	Elton	
John do	Son	M	4	do	do	do	
Wm do	Son	M	3		do	do	
Henry do	Son	M	1		do	do	

National Archives 1881 census

1891 England Census for Myers Mason

Cheshire > Elton > ALL > District 18

1	Mary do	Wife	M	46	Widgingham	do	Elton
	James Mason	Head	M	46	Widgingham	do	Elton
	William do	Wife	M	44	Widgingham	do	Elton
	James do	Son	M	19	Widgingham	do	Elton
	William do	Son	M	18	Widgingham	do	Elton
	Henry do	Son	M	11	Widgingham	do	Elton
	William do	Son	M	10	Widgingham	do	Elton

National Archives 1891 census



OS Map 1898

The final tenant during the Victorian era at the cottage after James Mason was Henry Astley a native of Staffordshire who appeared on the voters roll until 1906 so had a tenure of perhaps a dozen years.

After his spell in Elton, Henry moved to Shropshire where he died during the war.

By this time there was a clearly defined pond at the back of the property which would have been caused by the salt subsidence in the area.

The Cottage itself occupied part of plot 273 and this was certainly the position when the property was sold in the 1915 sale

1901 England Census for Hy Astley

Cheshire > Elton > Sandbach > District 18

Hy Astley	Head	M	32	Carton on/Driver	Staffs: Olfley
M. Sarah do	Wife	M	27		Cheshire, Mottam
Mabel do	Daughter	S	6		Staffs: Sheldon
M. Hy do	Son	S	3		do do
Maggie do	Daughter	S	11 mo		Cheshire: Elton

National Archives 1901 Census

The Crewe estate records show that by this time, there was a separate tenancy agreement in place with Lord Crewe for the property. At a total of nearly four acres, Henry seemed to also be renting another field in the vicinity with a total rent of £12 12s per year.

Elton

Description of Property	Area			Tenant's Name	Year's Rent due Lady Day, 190/
	A.	R.	P.		
<i>Collage Rents, cont'd</i>				<i>Brought forward</i>	<i>265 15</i>
<i>27 House & Land</i>	<i>3</i>	<i>3</i>	<i>14</i>	<i>Henry Ashley</i>	<i>12 12</i>

Crewe Estate Accounts 1900-01

In 1906, John James Thomas moved to the property to take up a position working for Frank Willis who had recently taken up occupation at Elton Hall Farm after his marriage. John was originally from Liverpool, the son of a cheesemonger but had been in Elton for some years.

His father had married into the Hassall family, a set of prominent farmers in Elton and he was first to be found at Flash Farm with his uncle aged 10 in the 1871, probably as a result of his father dying in 1870 and his mother remarrying.

In other census returns he was a Railway labourer at (the now demolished) Railway Cottage and a servant at Elton Hall Farm.

1911 England Census for John James Thomas
Cheshire > Elton > ALL > 18

<i>John James Thomas</i>	<i>Head</i>	<i>31</i>	<i>Married</i>	<i>49</i>	<i>5</i>	<i>1</i>	<i>Wife gone on farm</i>	<i>150</i>	<i>James</i>	<i>for employe</i>	<i>057</i>
<i>Mary Ann Thomas</i>	<i>Wife</i>	<i>48</i>	<i>Married</i>	<i>19</i>	<i>4</i>	<i>3</i>	<i>1</i>				

(To be filled up by the Enumerator.)

I certify that —		Total.	
(1) All the ages on this Schedule are entered in the proper sex columns.	Males	Females	Persons.
(2) I have examined the males or females in Columns 2 and 3 separately, and have ascertained their ages with the total number of persons.	<i>1</i>	<i>1</i>	<i>2</i>
(3) After making the necessary inquiries I have completed this return on the Schedule which appeared to be defective, and have corrected such as appeared to be erroneous.			

Initials of Enumerator: *JMB*

(To be filled up by, or on behalf of, the Head of Family or other person in occupation, or in charge, of this dwelling.)

Write below the Number of Rooms in this Dwelling (House, Tenement, or Apartment). Count the kitchen as a room but do not count scullery, landing, lobby, closet, bathroom; nor warehouse, office, shop.

3.

I declare that this Schedule is correctly filled up to the best of my knowledge and belief.

Signature: *John James Thomas*
Postal Address: *Clay Lanes Elton Lancashire*

National Archives 1911 Census

When Lord Crewe decided to sell his estate, John Thomas was the sitting tenant of Elton Hall Cottage and perhaps supported by the wealth of his immediate family, he was in prime position to purchase the property and indeed it was Lord Crewe's wish and intention that where possible, properties should go to the tenants.

John hence became the owner at a price of £180.

FRIDAY, OCTOBER 1, 1915.

CREWE HALL ESTATE.

Lot 30.—Elton Hall Cottage, let to Mr. J. J. Thomas, rent £8 2s., sold to the tenant for £180.

LOT 30

Coloured Yellow on Plan No. 2.

A VALUABLE

Freehold Cottage, with Land

Known as

ELTON HALL COTTAGE

In the occupation of Mr. J. J. Thomas, situate adjoining Elton Hall.

Comprising an Area of

1 acre 1 rood 30 perches

Or thereabouts.

The HOUSE contains 2 Living Rooms, Milk-house, Pantry, and 3 Bedrooms.

The OUTBUILDINGS contain Shippon for 3 Cows, and Pigsty.

SCHEDULE

No. on Ordnance Survey.	Description.	Acres.
Part 273	Cottage and Garden.	.200
272	Field.	1.243
	Total Acres ...	1.443

LOT 35
Coloured Brown on Plan No. 2.

A Valuable Piece of Land

In the occupation of Mr. J. J. Thomas, situate in Hall Lane, Elton, and adjoining Lot 33, being No. 266 on the Ordnance Survey Plan,

And containing an Area of

2 acres 1 rood 26 perches

Or thereabouts.

In the Crewe estate sale, Mr Thomas was also shown as the tenant to land with access off Hall Lane. This is probably the same land leased to Henry Astley in 1900.

Lot 35, piece of land in Hall-lane, Elton; tenant, Mr. J. J. Thomas; 2 acres; rent £4 10s. Sold to Mr. Boston for £105.

		years, months.						
1	John James Thomas	Head	62	9	M	Married	Silverpool	—
							Lancashire	—
2	Mary Thomas	Wife	59	1	F	Married	Wheelock	—
							Ches	—
Farm Labourer		W. Willis	0	0			Elton Nr Sandbach	06 86-11 ches

National Archives 1921 Census

After 10 years of ownership, John James Thomas passed away in 1925. His wife stayed on for a few years but by 1930, the property had new residents, William and Ernest Manning.

William (1876-1959) and Ernest (1886-1961) were the eldest and youngest sons of Catherine and Thomas Manning who had farmed at Watch Lane Farm, just over the township border in Moston.

Both William and Ernest were bachelors who had worked on the farm all their lives before retiring to Clay Lane where they lived the last 30 years of their lives perhaps with a slightly easier life as smallholders.

It appears that in the late 1930's the property had another name change as on the national register it was referred to as "Rose Cottage" but still "Elton Hall Cottage" on the Electors Roll.

1939 England and Wales Register for William Manning
Cheshire > Congleton Rd > Lgfj

Rose Cottage, R.L.H.	26	1	MANNING William	-	M	4 th May 76	S	Retired Farmer & Small Holder
		2	MANNING Ernest	-	M	31 st Jan 86	S	Retired Farmer & Small Holder

National Register 1939

WARMINGHAM
THE LATE
MR. W. MANNING

A service at the Parish Church, conducted by the Rev. E. G. McCorkindale, preceded the cremation at Crewe of Mr. William Manning aged 83, who died recently at his home, Rose Cottage, Elton, Sandbach, where he lived with his brother, Mr. Ernest Manning. He was a chorister at Warmingham Parish Church for about 60 years.

The mourners were Mr. E. Manning, Mr. T. H. Manning (brothers).

Winsford Chronicle 2nd Jan 1960

The relatives of the late Mr. E. MANNING would like to return sincere thanks to relatives, friends and neighbours for their kind expressions of sympathy and beautiful floral tributes.—Rose Cottage, Elton.

Crewe Chronicle 11th February 1961

The two brothers died about a year apart on Ernest's death, everything was sold in two separate auctions to enable the instructions in Ernest's will to be carried out, presumably leaving the estate to his nephews and nieces.

SALES BY AUCTION
JOHN W. HILDITCH
and SON

(Established 1866).

AUCTIONEERS AND VALUERS,
 19, THE SQUARE, SANDBACH. Tel. 48.

WEDNESDAY NEXT, FEBRUARY 15th,
 at 11 a.m.

THE SALEROOMS, SANDBACH
 Sale of

HOUSEHOLD FURNITURE & EFFECTS.
 Removed from Rose Cottage, Elton,
 Cherry Cottage, Sandbach, and other
 residences.

Including Oak Bedroom Suites, 4 Modern Oak Sideboards, Antique Mahogany Bow Front Chest of Drawers, Antique Oak Tailboy Chest, Oak Hall Wardrobe, 3 Electric Convector Heaters, Dressing Tables and Chests, Bedsteads, 5 Chesterfield Suites, Fireside and Occasional Chairs, Dining Chairs, Antique Barometer, Antique Corner Cupboard, 4 Wheel Back Windsor Chairs, Small Safe, Carpets, Servis Electric Washing Machine, Antique Oak Leaf Table, 2 Old Ladder Back Arm Chairs, Indian Brass Coffee Table, Organ, Electric Sewing Machine, Gilt Ornamental Mirrors, Bird Cage, Glass, China, 2 Toby Jugs, Pair of Blue Glass Lustres, Inlaid Perfume Cabinet, Tea Services, Cutlery, Draperies, also a quantity of Gloss and Enamel Paints in various colours.

JOHN W. HILDITCH & SON
 will Sell by Auction as above.

Crewe Chronicle 11th Feb 1961

By instructions of the Executors of Ernest Manning, deceased.

ELTON Near **SANDBACH**
 WITH VACANT POSSESSION.
 Freehold Smallholding.

ROSE COTTAGE, ELTON

Extending to 1½ acres or thereabouts.
 Near Elton Cross Roads.
 3 miles from Sandbach.

The detached double fronted brick-built Homestead comprises Living Room, Sitting Room, 3 Bedrooms, Scullery, Pantry.

Exterior: Range of Brick Outbuildings with tying for 2 cattle, Feeding Bay with loft over, Brick Coal Store and Toilet. Wood and G.I. Lean-to Poultry House.

The Land and Garden surrounds the Homestead.

Rateable Value £10. Total Rates £10/4/- p.a.

Mains Electricity and Water.

Key to View from the Auctioneers.

JOHN W. HILDITCH & SON

will offer for Sale by Auction at the Literary Institution, Sandbach, on Thursday, February 23rd, at 7 p.m. (subject to conditions).

Solicitors: Messrs. Stringer and Co., Sandbach and Middlewich. cc28

SMALLHOLDING SOLD

The freehold smallholding, **Rose Cottage, Elton, Sandbach**, was sold by Messrs. John W. Hilditch and Son at the Literary Institute, Sandbach, on Thursday last week for £400.

Crewe Chronicle 4th March 1961

By 1970 on the voters roll there was an Arthur and Violet Goodwin living at the property. They may well have been the purchasers on 1961. In more recent times the property has had another name change and is now known as Pine Cottage



'PINE COTTAGE', CLAY LANE, MOSTON, SANDBACH. We have just been appointed sole selling agents on this stunning country residence. Dating back to circa 1864, and standing in its own grounds of 1.87 acres, this desirable residence will appeal to the discerning purchaser seeking seclusion, yet needing easy access to Sandbach Town Centre and motorway network. The cottage itself has Tyrolean rendered

Crewe Chronicle 3rd June 1987

elevations under a slate roof, and whilst offering superb modern accommodation, has retained its original character such as beamed ceilings and parquet flooring. The accommodation offers: Large entrance porch, hall, superb lounge with views over the landscaped gardens, living room with double glazed patio doors onto the exquisite patio and loggia, kitchen/dining room. On the first floor are 4 large bedrooms, the master with a quality range of fitted wardrobe and base units, a large store room 15ft x 6ft located at the top of the stairs, bathroom and separate W.C. Outside there are a range of out-buildings around a half cobbled courtyard, including: stables (suitable for 2 horses) with hay loft above, store shed, w.c., garage and a 30ft x 20ft covered run, suitable for 4 ponies. There is a further loose box. The garden has an orchard and large vegetable plot. Viewing is by appoint-

PINE COTTAGE, MOSTON. £125,000. Dating back to 1824, and set in 1.84 acres of garden, and with the benefit of stables. Truly a connoisseurs choice, and it earned a place in our specialist "Country Homes" guide. **SOLD 2½ WEEKS.**

Crewe Chronicle 29th July 1987

Chronological List of Owners and Occupiers

Year	Source	First Name	Surname	Lived	Age	Years at		Occupation	Status	Other
						Property				
1840	Tithe	Hungerford	Crewe	1812-1894	28	n/a		Gentleman	Owner	
1840	Tithe	William	Mason	1808-1868	32	40		Agricultural Labourer	Sub-Tenant	Tied to Elton Hall Farm
1841	Census	William	Mason	1808-1868	33			Agricultural Labourer	Sub-Tenant	
1851	Census	William	Mason	1808-1868	43			Agricultural Labourer	Sub-Tenant	
1861	Census	William	Mason	1808-1868	53			Agricultural Labourer	Sub-Tenant	"Yew Tree Cottage"
1871	Census	Hannah	Mason	1809-1890	62	62		Widow	Sub-Tenant	Wife of William
1881	Census	Hannah	Mason	1809-1890	72			Widow	Sub-Tenant	
1891	Census	James	Mason	1844-1893	43	49		Agricultural Labourer	Sub-Tenant	Son of William
1901	Census	Henry	Astley	1869-1943	32	13		Agricultural Labourer	Tenant	
1911	Census	John James	Thomas	1861-1925	50	19		Agricultural Labourer	Tenant	
1915	Crewe Sale	John James	Thomas	1861-1925	54			Agricultural Labourer	Owner	Purchase Price £180 "Elton Hall Cottage"
1921	Census	John James	Thomas	1861-1925	60			Agricultural Labourer	Owner	"Nr Elton Hall"
1925	Rates	Mary Ann	Thomas	1862-1935	63	24		Widow	Owner	Wife of John James Thomas
1930	Electors Roll	William	Manning	1876-1959	46	30		Smallholder	Owner	With Brother Ernest
1935	Elector	William	Manning	1876-1959	51	30		Smallholder	Owner	"Elton Hall Cottage"
1939	Register	William	Manning	1876-1959	63	30		Retired Farmer	Owner	"Rose Cottage"
1950	Elector	William	Manning	1876-1959	74	30		Retired Farmer	Owner	
1960	Elector	Ernest	Manning	1886-1961	74	32		Retired Farmer	Owner	
1961	Sale	Arthur?	Goodwin?						Owner	Purchase Price £400
1971	Elector	Arthur	Goodwin						Owner	
1978	Newspaper	J & P	Peart						Owner?	"Pine Cottage"
1987	Sale								Owner	Purchase Price £125,000

